

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION ANNUAL MEETING

December 4, 2012

The regular annual meeting of the Greater Corona Homeowners Association ("GCHOA") was called to order at 7:00 p.m. at the GCHOA Clubhouse located at 1212 North Juniper, Chandler, Arizona 85226 by Heidi Birkholz. Directors in attendance were Heidi Birkholz, President; Bob Ruth, Vice President; Susan Nicholls, Contracts; Damian Nichols, Treasurer and Fred Strock, Secretary. Laurie Roberts with L&B Association Consultants was also present.

Approval of 2011 Annual Meeting Minutes were approved as written.

Introductions - Heidi

Heidi introduced the 2012 Greater Corona Board of Directors and Property Manager. Welcome Committee; Laurie Ball. ACC Committee; Sara Birkholz and Stan Brower.

Financial Report –Damian

2012 Summary through November

- Total Income \$183,579
- Total Expenses \$176,622
- Transfer to Reserve \$ 16, 500
- Cash Balance \$ 5, 820
- Reserve Balance \$ 38,616

During report a Homeowner asked why grounds were not over seeded this year. Brief discussion held and asked to reserve further discussion on subject during homeowner forum. Homeowner asked what was cost for management and what did costs include as well as he thought the cost of the cash review was very low in his opinion. Discussed cash review and explained expense approval process.

Contracts Review

- Contracts with Aztec for landscaping, L&B for Property Management, and Sundance for Pool management were renewed for no increase in price.

ACC Report – Sara Birkholz

- Year has been slow. Most projects approved were re roofing projects and a few additions to homes. Discussed that needed forms are available on web site.

2012 Accomplishments – Heidi

- Entrance signage completed. Total cost \$33,000. New plants had a hard time starting off with summer heat. Landscaper replaced at no cost to community even though it was not his install. City of Chandler also has

changed watering times on clocks and have been asked to not change times needed for new plants.

- Elected to not overseed parks this winter due to increasing water costs and to help bring budget closer in line with expected expenses. Water costs were extremely high this year. This was a very difficult decision to make. Board will evaluate owner input over not over seeding again next year. Working with landscaper to reduce water over summer months to allow the savings to pay for seed for the 2013 year.
- Vandalism expenses high this year (graffiti to north park wall, pool damage, missing equipment, damage to north pool gate, etc.)
- Propane costs still increasing.
- As of January 1, 2013 online payments and credit card payments will be available to homeowners though the community web site.

Challenges for 2013

- Paint exterior walls around community.
- Build Reserve account for much needed repairs (tennis court, ramada, etc.)

Homeowner Forum

- Mike McClelland expressed his concerns over not over seed park areas. He purchased in area because of nice park areas in the winter and would be willing to pay \$60 per month to have green grass. Suggested that the spas not be heated to save funds towards over seeding. Bob Ruth replied that that there were other owners who used the spas or tennis courts and how would that be fair to them. Not over seeding does not prohibit the use of the park. Overall, it was a very difficult decision to not over seed and thus the reason to work with the landscaper to accomplish over seeding in 2013.
- Bruce Kilbride (Lynn) stated that she has been to several gardening classes and it is in fact healthier for summer grass to not be over seeded and expressed that they favored not over seeding at all.
- Natasha Thompson asked the board to check into converting the pools to a salt water system. Says that the chemical cost is greatly reduced. Board will look into this.
- Laurie Ball likes the entrance signage. Natasha says that some of the plants are not doing well. Same with the new trees in the north park area. Discussed that trees have a one year warranty and if they do not survive, they will be replaced at no cost.
- Mike McClelland asked about a home recently painted and was it painted with approved colors. It was not and appropriate letters have been written to the owner. Association doing a great job overall of CC&R enforcement.
- Bruce Kilbride (Lynn) asked that information about roof rates be placed on the web site and if there were any updates (new laws) on street parking. Management will place information about roof rats on web site and there were no changes in the law with regard to street parking.

Election of 2013 Board Members

- There were no nominations from the floor.
- Voting held.
- Heidi Birkholz and Fred Strock elected for 3 year terms.

Action Items

1. Request to invest age salt water system for pools.
2. Add roof rat information to web site.
3. Investigate cost to rock east walkway on Orchid.

The meeting adjourned at 8:25

President Heidi Birkholz Secretary Susan Nicholls 12/3/13